

960972

Location of Construction: 139 Lyndon Ave- Peaks Isl		Owner: Dominick Scripta		Phone:		Permit No. 960972	
Owner Address: 39 3 10 131 Bourgas Ave- Montreal Quebec		Leasee/Buyer's Name:		Phone: 823-3900		Business Name:	
Contractor Name: Ric Weinschaer Inc		Address: 91 Summer Pl - Ptld ME 04103		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>   <b>OCT - 2 1996</b> </div>	
Past Use: 1-fam seasonal cottage		Proposed Use: 1-fam dwlg		<b>COST OF WORK:</b> \$ 72,600  <b>PERMIT FEE:</b> \$ 385			
Proposed Project Description: demolish structure & construct 1-fam dwlg 36'x23'  dual-axle dupp permit : #15057 \$41 \$140				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>  Signature: _____ Date: _____		Zoning Approval:  <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: L Chase		Date Applied For: 9/17/96		<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH LETTER

info/minor site plan \$50  
inspection fee 100

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

23 September 1996

SIGNATURE OF APPLICANT		ADDRESS:		DATE:		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE				PHONE:			

CEO DISTRICT

6

COMMENTS

- 10-16. Checked out by *him* & *family*.
- 10-29 Checked out *superintendent* *system*.
- 12-12 *Planning* is all completed. *Plumbing* tested.
- 1-23 Interior work is being done. *Pin* *family* is being put up. *Wood* *plumbing* is being done also. All electrical has been completed except for *fixtures*.
- 3-20-97 *Work* is all completed.
- 6-17-97 Problem with wood studs has been corrected. *Teles* have been put in to fire rate wall.

Inspection Record

	Type	Date
Foundation:	90-1 OK <i>MT</i>	10-16-97
Framing:	100% OK <i>MT</i>	12-17-97
Plumbing:	OK <i>MT</i>	1-23-97
Final:	OK <i>MT</i>	3-20-97
Other:		

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 139 Lyndon Ave- Peaks Isl		Owner: Dominick Scipio		Phone:		Permit No: <b>960972</b>	
Owner Address: 89 D 10 4 Malbourne Ave- Montreal Quebec		Leasee/Buyer's Name:		Phone: 828-3900		Business Name:	
Contractor Name: Ric Weinschenk Bldrs Inc		Address: 91 Summer Pl - Ptld ME 04103		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>OCT - 2 1996</b>  <b>CITY OF PORTLAND</b> </div>	
Past Use:  1-fam seasonal cottage		Proposed Use:  1-fam dwlg		<b>COST OF WORK:</b> \$ 72,600 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>PERMIT FEE:</b> \$ 385 <b>INSPECTION:</b> Use Group: <i>93</i> Type <i>513</i> <i>BOCA 96</i> Signature:	
Proposed Project Description:  demolish structure & construct 1-fam dwlg 36'x28'				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
Permit Taken By: L Chase		Date Applied For: 9/17/96		Zoning: <i>JK</i> CBL: <i>89-D-10-19</i> Zoning Approval: <i>OK with conditions</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	


- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
  - Building permits do not include plumbing, septic or electrical work.
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- Minor/minor site plan \$50  
inspection fee 100

**PERMIT ISSUED WITH LETTER**

**CERTIFICATION**

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23 September 1996

  
 SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: *9/17/96* PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:

Approved  
 Approved with Conditions  
 Denied

Date: *9/24/96*

*DA*

6

CEO DISTRICT *m. leary*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

139 Lyndon Ave, Peaks Island 089-D010

Issued to

Dominic & Deborah Scipio

Date of Issue

30 June 1997

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 960972, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

6/30/97 *Mark Seay*  
-----  
(Date) Inspector

*G. Samuel Affey*  
-----  
Inspector of Buildings



Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

LAND USE - ZONING REPORT

ADDRESS: 139 Lyndon Ave, Peaks Island DATE: 9/30/96

REASON FOR PERMIT: demolish existing 28' x 36' bldg and build new single

BUILDING OWNER: Dominick Scipio C-B-L: 89-D-1019  
*family dwelling*

PERMIT APPLICANT: Rick Wortley

APPROVED: with conditions DENIED: \_\_\_\_\_

#9 & #10

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition The structure that was previously demolished with-  
out a permit (89-D-19), shall be required to apply for a demolition  
permit after-the-fact, prior to any new construction.
10. Please note that these two lots have merged into one  
legal non-conforming lot.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

cc: ASSESSORS office

Revised 07/95

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW (ADDENDUM)  
CONDITIONS OF APPROVAL

APPLICANT: DOMINICK SCIPIO  
ADDRESS: A MALBOURNE AVE - MONTREAL, QUEBEC  
SITE ADDRESS/LOCATION: 139 LYNDON AVE - PEAKS ISL.  
DATE: 9/23/96

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1.  All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
2.  Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3.  Your new street address is now 139 LYNDON AVE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. N/A A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number \_\_\_\_\_

Dominick Scipio  
Applicant

9/17/96

Application Date

4 Malbourne Ave - Montreal, Quebec  
Applicant's Mailing Address

Project Name/Description

Ric Weinschenk Bldrs Inc 828-3900  
Consultant/Agent

Lyndon Ave - Peaks Isl  
Address of Proposed Site  
89-D-10 E 19

91 Summer Pl - Ptld ME 04103  
Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) \_\_\_\_\_

appx 36' x 28' Proposed Building Square Feet or # of Units appx 24,850 sq ft Acreage of Site IR-1 Zoning

**Check Review Required:**

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor)         | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review                     | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                    | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation          | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance             | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____             |

Fees paid: site plan \$50 ~~subdivision~~ inspection fee: \$100

**Approval Status:**

Reviewer Marge Schumaker

- Approved  Approved w/Conditions listed below  Denied

1. The structure that was previously demolished without a permit, will need to have a permit after the - fact prior to new construction.  
2. Please note that these two lots have merged into only one none conforming lot

Approval Date 9/30/96 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: Lyndon Ave, Ptld



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Dominick Scipio
Applicant
4 Malbourne Ave- Montreal, Quebec
Applicant's Mailing Address
Ric Weinschenk Bldrs Inc 828-3900
Consultant/Agent
91 Summer Pl- Ptld ME 04103
Applicant or Agent Daytime Telephone, Fax

9/17/96
Application Date
Project Name/Description

139 Lyndon Ave- Peaks Isl
Address of Proposed Site
89-D-10
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): [X] New Building [ ] Building Addition [ ] Change of Use [ ] Residential
[ ] Office [ ] Retail [ ] Manufacturing [ ] Warehouse/Distribution [ ] Other (specify)
appx 36'x28' appx 24,850 sq ft
Proposed Building Square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) [ ] Subdivision # of lots [ ] PAD Review [ ] 14-403 Streets Review
Flood Hazard [ ] Shoreland [ ] Historic Preservation [ ] DEP Local Certification
Zoning Conditional Use (ZBA/PB) [ ] Zoning Variance [X] Single-Family Minor [ ] Other [ ]

Fees paid: site plan \$50 subdivision inspection fee: \$100

Approval Status:

- Approved [ ] Approved w/Conditions listed below [X] Denied [ ]
Reviewer: [Signature]

- 1.
2. SEE ATTACHED CONDITIONS OF APPROVAL
3.
4.

Approval Date 9/27/96 Approval Expiration 9/97 Extension to [ ] Additional Sheets Attached

Condition Compliance [ ] signature date

Performance Guarantee [ ] Required\* [ ] Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

Table with 3 columns: Item, date, amount/signature. Rows include Performance Guarantee Accepted, Inspection Fee Paid, Performance Guarantee Reduced, Performance Guarantee Released, Defect Guarantee Submitted, Defect Guarantee Released.

Address:



MERRITT

8822

7. ✓

A street opening permit(s) is required for your site. Please contact Carol Polisky at 874-8300, ext. 8029. (Only excavators licensed by the City of Portland are eligible.)

8. ✓

As-built record information for ~~sewer and stormwater service~~ WELL WATER SERVICE connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. N/A

CROSSING LYNDON AVE R/W.  
The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. ✓

The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. ✓

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

12. ✓

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. ✓

INSTALL SLIT FENCE ALONG THE R/W FOR LYNDON AVE AND TO THE SOUTHWEST OF THE LOT TO PROTECT THE WETLANDS. DISTURBED AREA SHALL BE KEPT TO A MINIMUM. ALSO, SEE ATTACHED PUBLIC NOTICE.

cc: Katherine Staples, P.E., City Engineer

CITY OF PORTLAND, MAINE  
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 1, 1996

Ric Weinscenk Bldg. Inc  
91 Summer Pl.  
Portland, Me. 04103

RE: 139 Lyndon Ave. Peaks Island

Dear Mr. Sir,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

**NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.**

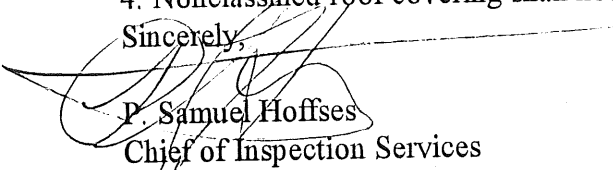
### Site Plan Review Requirements

Building Inspection : 1. The structure that was previously demolished without a permit ( lot 89-D -19 ), will need a permit after the fact but prior to the new construction.. 2. Please note that these two lots have merged into only one non-conforming lot. M. Schmuckal  
Development Review Coordinator : See attached conditions of approval.. J. Windel

### Building and Fire Code Requirements

1. Please read and implement items 1,5, 6,7,8,9,,13, & 18 of the attachd building permit report.
2. Foundation drainage shall comply with section 1813.5.2of the city's building code ( The BOCA NATIONAL CODE /1996 ).
3. Treads and risers shall met the requirements of the city's building code section 1014.6.
4. Nonclassified roof covering shall not be permitted.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: M. Schmuckal  
J. Windel

BUILDING PERMIT REPORT

DATE: 1/OCT/96 ADDRESS: 139 Lyndon Ave. P.T  
REASON FOR PERMIT: To Construct a Single Family Dwelling  
BUILDING OWNER: Dominick Scipio  
CONTRACTOR: Ric Weinschenk Bldrs, Inc.  
PERMIT APPLICANT:     "    " APPROVAL: \*1 \*5 \*6 \*7 \*8  
DENIED: \*9 \*13 \*18

CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- X 5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
- X 6. Headroom in habitable space is a minimum of 7'6".
- X 7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
- X 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- X 9. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.

12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

\*13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a swelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

15. The Fire Alarm System shall be maintained to NFPA #72 Standard.

16. The Sprinkler System shall maintained to NFPA #13 Standard.

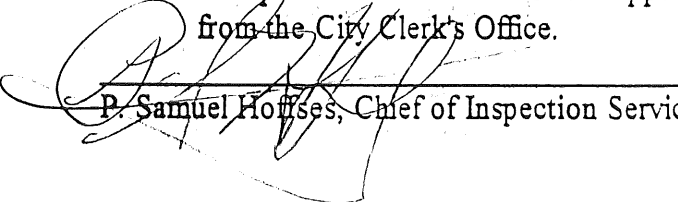
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)

\*18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

  
P. Samuel Hoffses, Chief of Inspection Services

c.c. Lt. McDougall P. F. D.

9/30/96 89-D-19 had a 15x26' Bldg on it which has been demoed without a permit. Thus merge these 2 properties into one - require a demo permit after the fact

Applicant: Ric Wainschenk

Date: 9/26/96

Address: 139 Lyndon Ave, P.I.

C-B-L: 89-D-10 & 19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Dev. lot which is to be demoed

Zone Location - IR-1 → lot next door on 89-D-19 has already been demoed

Interior or corner lot -

Proposed Use/Work - demolish old house - rebuild new house 28'x36' 12x12 covered porch  
Sewage Disposal - Private system - private well

Lot Street Frontage - 100' req 150' shown

Front Yard - 30' req 30' shown

Rear Yard - 30' req 30'+ shown

Side Yard - 20' req 20'+ shown

Projections -

Width of Lot - 100' req 150' shown

Height - 35' max

Lot Area - 16,000 sq ft  
8,000 combined

24,000 sq ft 150 x 160  
~~16,000 sq ft~~ per assessors

Lot Coverage/ Impervious Surface - 20% of lot area = ~~3,200 sq ft~~ 4,800 sq ft

Area per Family -

Off-street Parking -

Loading Bays - NA

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - front part of lot is in Shoreland Zone 250' but is outside the 75' setback

Flood Plains - 15 of 17 Zone C

28 x 36 = 1008  
12 x 12 = 144  
1152 sq ft

89-D-10  
16,000<sup>#</sup>

IR-1

40,000<sup>#</sup> with public  
functional Dist water

60,000<sup>#</sup> without public  
water

---

Since 1968 - Same owners

89-D-10 Lane, Merton A, Jr

89-D-19 8,000<sup>#</sup> Elizabeth E

currently same owner

Scipio, Dominick

2 lots = 24,000<sup>#</sup> total

Lyndon Ave, Peaks Isl.

89-D-10

1968  
Lane, Norton  
A, Jr. Eliz.

Seashore

89-D-3

1902 SWARTS,

89-D-4

1961 DUNN, Kestich  
1907-VAN DYK  
Helena A. John &  
Audrey

89-D-19

1968 Lane  
Norton  
Elizabeth

lot of Record since

July 15, 1905

same

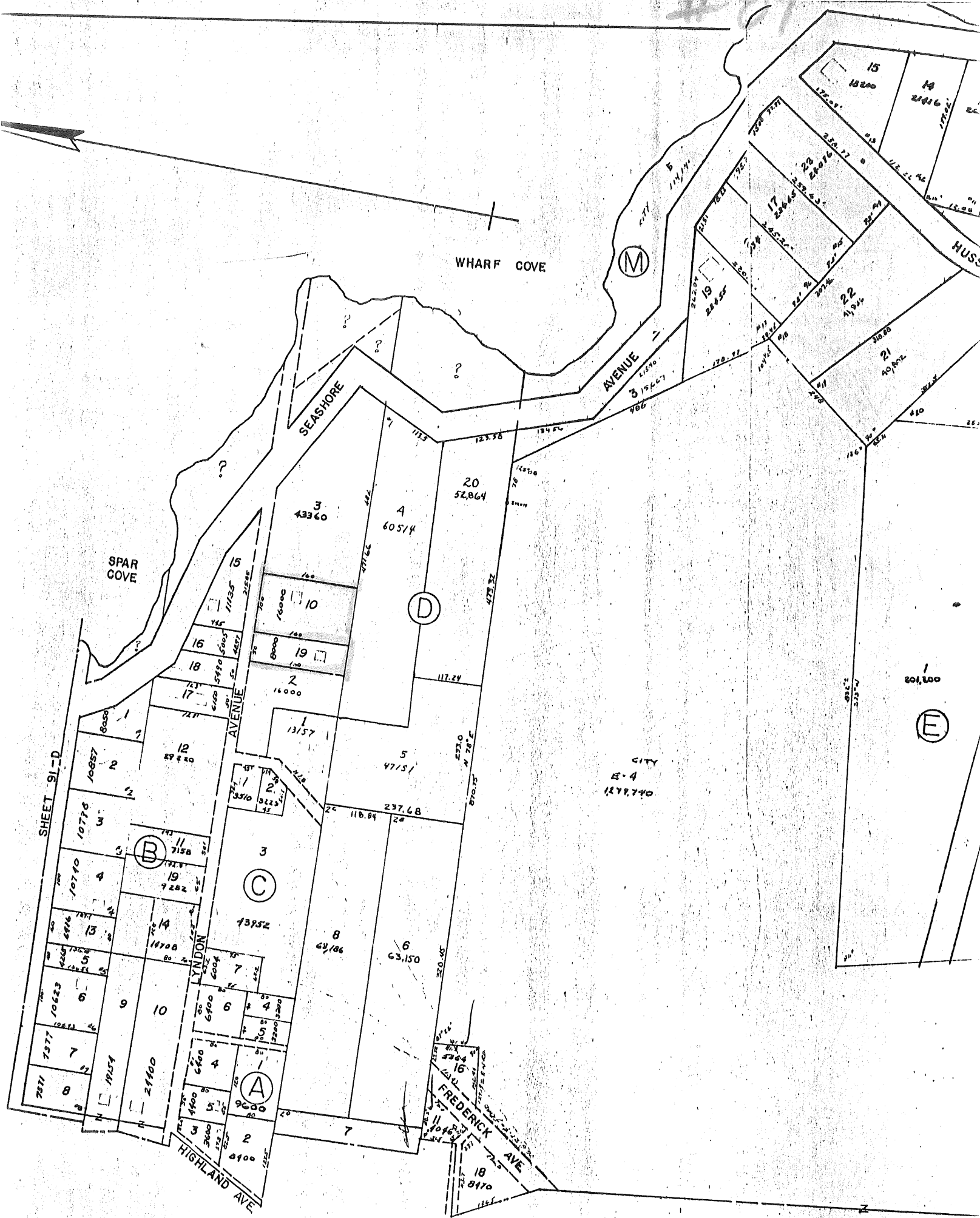
owner

207 High St

36-G-26  
# of Swarts



# 89



SHEET 91-D



DeLUCA HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

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## MEMORANDUM

**TO:** Code Enforcement

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** June 23, 1997

**RE:** Request for Certificate of Occupancy  
139 Lyndon Ave, Peaks Island(89-D-10)

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On June 23, 1997 I reviewed the site for compliance with the conditions of approval dated 9/23/96 and the requirements outlined in a memo from me dated March 23, 1997 to code enforcement regarding a request for a certificate of occupancy; my comments are:

All conditions of the site plan approval have been met. **It is my opinion that a permanent certificate of occupancy could be issued** assuming that Code Enforcement has no outstanding issues.

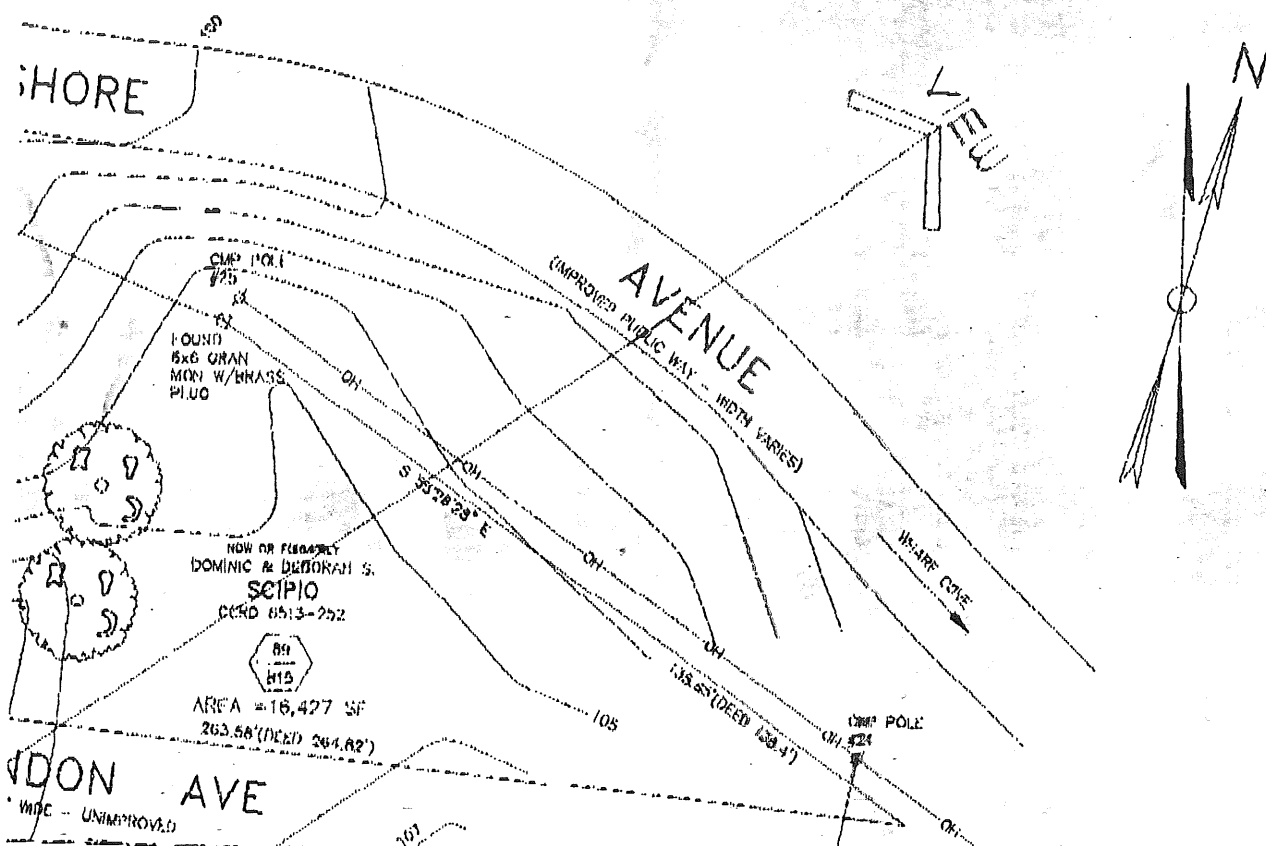
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James T. Wendel, P.E.

c: Kandi Talbot, Planning Department  
Katherine Staples, P.E. City Engineer, as-built data attached.

JN1350.10139lynp2.doc

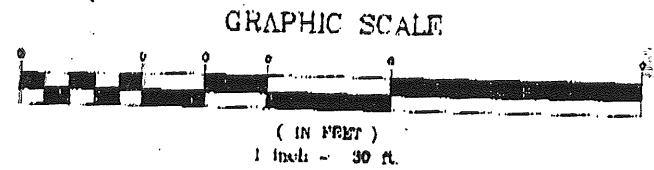




RECTION OF FLOW  
 ALL PIPE  
 ALL SITE  
 EXISTING COTTAGE  
 PROPOSED COTTAGE  
 RMDRAIN OUTLET (105.0)  
 PROPOSED SEPTIC  
 ELEVATIONS:  
 TOP OF FOOTINGS = 105.5  
 TOP OF FOUNDATION = 112.3  
 FIRST FLOOR = 113.0

footprint = 1140 ft. sq.

NOTE: WATER LINE RUNS IN STRAIGHT LINE FROM WELL HEAD TO FOUNDATION ENTRY AS SHOWN HERE



**SITE PLAN**  
 9/15/96  
 RIC WEINSCHENK/ BUILDERS, INC.  
 91 SUMMER PLACE  
 PORTLAND, MAINE 04103  
 (207) 828-3900

Base map taken from Survey by  
 Land Use Consultants, Inc.  
 John D. Roberts MPLS #1155

N43°20' W  
 HELD DEED 162/E 10